

Building Committee Meeting – *Draft Minutes*

5/26/2020

7pm - 8:21pm

Attending via phone: Gail Fallar (SB Assistant), Hollis Squier, Michael Fallar, Cathy Reynolds, Frank Sears, Theresa Butts, Andy McCullough, David Birdsall, Harold Hunter, Lothar Schmelzenbach, Bart Eaton, Eric Buffum, Ron Crossman

- Elected Cathy & Theresa as co-chairs and Andy as Secretary
- **Andy to do:** Email and Phone numbers - share as a document to all via email.

Current Projects

- Salt and Sand Shed
- Tinmouth Garage
- Permitting for site. Permits in hand include those for well and holding tank for garage. Still need site stormwater permit from the state

Notes

- Selectboard discussed starting with Salt and Sand shed this year, and leave the town garage for when we know how much money we have available. It was agreed that there is not enough time in this building season to design and bid and build the garage. There is time to get the site ready and build the salt and shed shed.
- Pricing estimates are from professionals or requests for quotes, not bid through the Town's procurement process. It is likely that all aspects of the process will need to be bid.
- **Discussion about Town Garage vs. Salt/Sand Shed:**
 - **Bart:** notes the garage is more important than the sand and salt shed
 - **Eric:** notes the heating is important for morning starts
 - **Frank:** Trucks are a big investment, and will better protect that investment.
 - The Town approved both buildings to be built for no more than \$850,000.
- Waiting for the storm water permit submitted in January. **Gail** will follow up with the Engineer and the State.
- Sand and salt shed is important because of drainage & traffic, having dry sand and an ample supply of salt for the winter.

Cost Estimates 2020 (Architect Report)

- It is the hope that the site work estimates are high, and expect this to come down
- Eg. from 179k, reduce costs by cutting trees and stump and move rocks from 7k to 2k.
- Local folks to be hired for steps. Putting out for bids or volunteer work?
- Can cut trees now, but cannot stump the lot without permit.
- **Bart:** Has there been an investigation into Steel Building? **Cathy:** We did ask our architect about Morton or equivalent. He indicated that for unheated buildings there is a cost savings to go with a Morton or similar building. But for heated buildings, the cost savings does not exist in his experience because the building has to meet the State Energy Code.
- **Lothar to do:** Checking out Morton Building pricing. Use Theresa as a resource.
- **Frank:** Make sure we know the specs that Town of Tinmouth has developed by our architect for the TGarage
- **Harold to do:** Checking into the Wallingford Garage for details on cost, size, etc and report back
- Hollis will go visit Rupert VT Town Garage and Sand/Salt. Their sand salt has a steel covering not fabric which may be a better choice. He will try to get cost and vendor info. Also may visit Argyle NY
- **Eric to do:** Will get in touch with Dave to chop trees
- **Frank:** Cost of construction increases YOY
- **ALL to do:** Committee members visit the site and understand the layout that is being permitted (larger format mat to be hung in the TO window. Also discuss with with Eric or Ron to understand the challenges of existing needs.
- **Gail to do:** Water permit Update
- Gail-list serve question - info on steel roofed salt/sand sheds vs fabric. Replacing the fabric is expensive (material cost ~ \$20K in today's dollars in 20 years)

Maps

- **Gail:** Bigger maps before next meeting and hang site plan in the window

Clearspan Quote

- **Eric:** researched other town buildings, Argyle New York, and Rupert VT for this sketch. Sized to fit a whole year of Sand & Salt.
- **Bart to do:** research alternatives to Clearspan and get quotes for similar size. The company must be able to stamp the drawings (engineering stamp required by the State of VT)

- **Harold**-will talk to and perhaps visit Guilford VT who built a fabric sand/salt shed. The Town also got info from Mendon who just built one during our ongoing investigations over the past 5 years. **Gail** will find contact info.

Reconvene

- Tuesday June 9th 7 pm via phone/video